



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/09353
Decision Date: 12/02/2026

Applicant:	W Sherred Vimy Ridge, London Road, Firsdown, Salisbury, SP4 6DU
Particulars of Development:	Detached double garage and ancillary accommodation for dependant persons
At:	Vimy Ridge, London Road, Firsdown, Salisbury, SP4 6DU

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal reason(s):

- 1 The application site is located outside of the settlement boundary within the open countryside where residential accommodation is strictly controlled. Whilst in principle, saved policy H33 of the Wiltshire Core Strategy permits ancillary accommodation for dependant persons in such areas, the current proposal contains no such justification, and the proposed internal accommodation, external appearance, and its position on the site relative to the existing dwellings would appear to create a building tantamount to a new separate dwelling unit. Given the location, the proposal therefore also raises concerns regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors, the lack of pedestrian facilities/safe cycling provision.

In the absence of any justification, and on the basis of the information submitted with the application, the proposed development is considered to be contrary to Core Policies 1 and 2, the criterion requirements of saved Policy H33 of the saved Salisbury District Local Plan, and the aims of the NPPF to control housing development in unsustainable locations. The proposal is therefore contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, paras 109, 110, 115 & 117 of the National Planning Policy Framework (December 2024), which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternative in order to promote a sustainable pattern of development.

- 2** Whilst this householder application seeks planning permission for ancillary accommodation, for the reasons set out above the Council does not consider the proposal to constitute ancillary accommodation and instead regards it as a new dwelling. As a result, the site is situated within the River Avon (Hampshire) catchment area that is a European site. Advice from Natural England indicates that every permission that results in a net increase in foul water entering the catchment could result in increased nutrients entering this European site causing further deterioration to it. The proposed development is unplanned development and is therefore unable to benefit from the Council's credits for phosphorus mitigation. The application will therefore be required to provide bespoke mitigation to mitigate the impact of these increased nutrients, no such details have been provided with the application submission. The proposal would therefore conflict with Wiltshire Core Strategy policies Core Policy 50 (Biodiversity and Geodiversity) and Core Policy 69 (Protection of the River Avon SAC); and paragraphs 11d(i), 193-195 of the National Planning Policy Framework 2024.
- 3** Whilst this householder application seeks planning permission for ancillary accommodation, for the reasons set out above the Council does not consider the proposal to constitute ancillary accommodation and instead regards it as a new dwelling. As a result, the proposed development site lies within the 13.8km zone of influence for the New Forest protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Habitats Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in combination with other plans and projects. The application does not include proposals to mitigate the impact of the additional recreational pressure and without such mitigation, the Council as a competent authority cannot conclude that the development will not lead to significant adverse effects on the New Forest protected sites alone or in combination with other plans and projects. The proposal would therefore conflict with Wiltshire Core Strategy Core Policies 50 (Biodiversity and Geodiversity) and 24 (New Forest) and paragraphs 11d(i), 193-195 of the National Planning Policy Framework 2024.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a householder planning decision: Overview - GOV.UK \(www.gov.uk\)](#)).